

02-0-0106

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-01-95
DATE FILED: 12-5-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **2030 Rockledge Street, N.E.** be changed from the **R-4 (Single-Family Residential)** District to the **R-LC (Residential-Limited Commercial)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **50** of the **17th** District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment

SECTION 3. That the maps referred to, now on file in the Office of Municipal Clerk, be changed to conform with the terms of this ordinance.

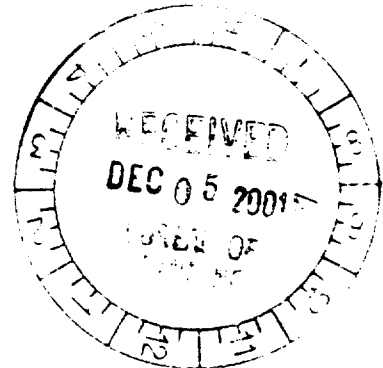
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

D-1

LEGAL DESCRIPTION

BEING ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 50 of the 17th District of Fulton County, Georgia, and being part of Lots 13, 14 and 15, Block C, of Mayfair Subdivision, according to a plat recorded in Plat Book 10, Page 136, Fulton County Records, and being more particularly described as follows:

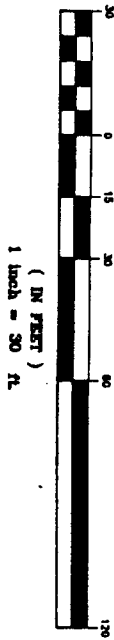
BEGINNING at a point on the northwesterly side of Rockledge Road (formerly Trenton Street) 100 feet southwesterly from the intersection of the southwesterly side of Bismark Road with the northwesterly side of Rockledge Road; thence running southwesterly along the northwesterly side of Rockledge Road south 22 degrees, 05 minutes, 33 seconds West a distance of 49.22 feet; thence running northwesterly 65 degrees, 24 minutes, 31 seconds West a distance of 149.92 feet; thence running northwesterly 22 degrees 10 minutes, 00 seconds East a distance of 49.83 feet; thence running southeasterly 65 degrees, 10 minutes, 36 seconds East a distance of 149.89 feet to the northwesterly side of Rockledge Road and the POINT OF BEGINNING.



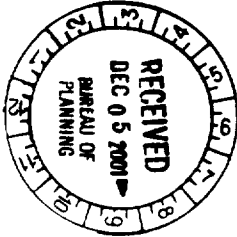
2-01-95

LEGEND

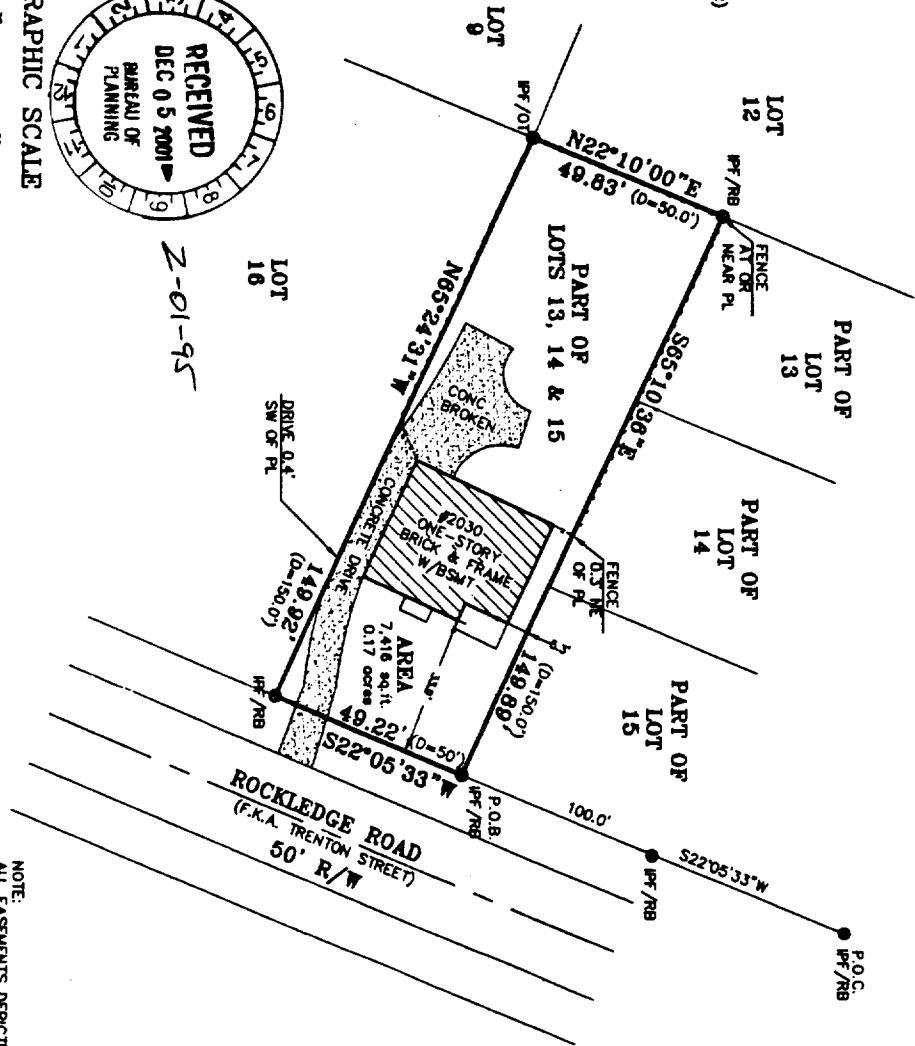
- CLIP DRINKING METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSE BUILDING SETBACK LINE
- REBF REBAR FOUND
- IRF IRON PIN FOUND
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- REBF REBAR
- LL LAND LOT
- PP IRON PIN PLACED (1/2" REBAR)
- DN DROPP W/LET
- P PLAT
- F FIELD
- D DEED



GRAPHIC SCALE



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 0.3 SECONDS PER SIDE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE WITHIN THE TOLERANCE OF 1 FOOT IN 10,000 FEET. AN ELECTRONIC TOTAL STATION AND A TOTAL STATION WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE BENCHMARK FOUND WITHIN 500' OF THIS PROPERTY.

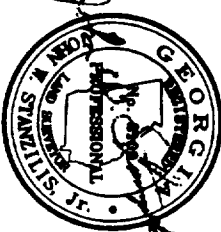


NOTE:
ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

PLAT CERTIFICATION NOTICE

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY OTHER PERSONS, PERSONS, OR ENTITY WITHOUT EXPRESS WRITTEN PERMISSION BY THE SURVEYOR NAMED AND PERSON, PERSONS, OR ENTITY.



JOB NUMBER: 01-8777

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:
GANEK, WRIGHT & DOBKIN

OWNER / PURCHASER
MAXWELL R. CALLOWAY

LAND LOT 50 17th DISTRICT SECTION FULTON COUNTY, GEORGIA

LOT PART 13, 14 & 15 BLOCK C UNIT AREA OF LOT: 7,416 sq.ft.

SUBDIVISION MAYFAIR

ALL MATTERS PERTAINING
TO TITLE ARE EXCEPTED

SOLAR LAND SURVEYING COMPANY

P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
TELEPHONE (770) 794-9055 FAX (770) 794-9052

PLOTTED BY:

PLAT BOOK 10 PAGE 136

DEED BOOK 22618, PAGE 239